

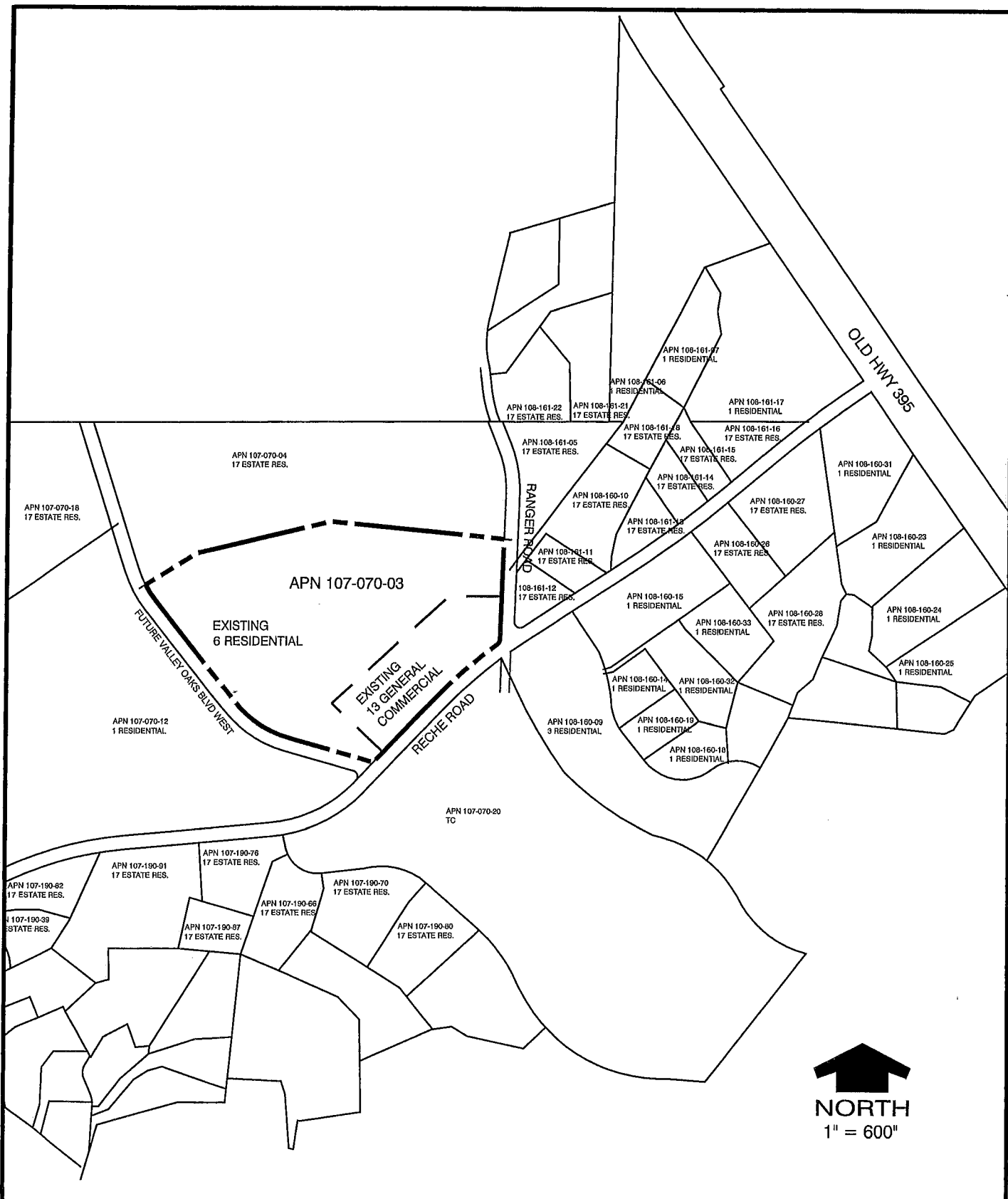
PREPARED BY:



HUNSAKER  
& ASSOCIATES  
SAN DIEGO, INC.

PLANNING 10179 Huennekens Street  
ENGINEERING San Diego, Ca 92121  
SURVEYING PH(858)558-4500 • FX(858)558-1414

VICINITY MAP  
FIGURE NO. 1



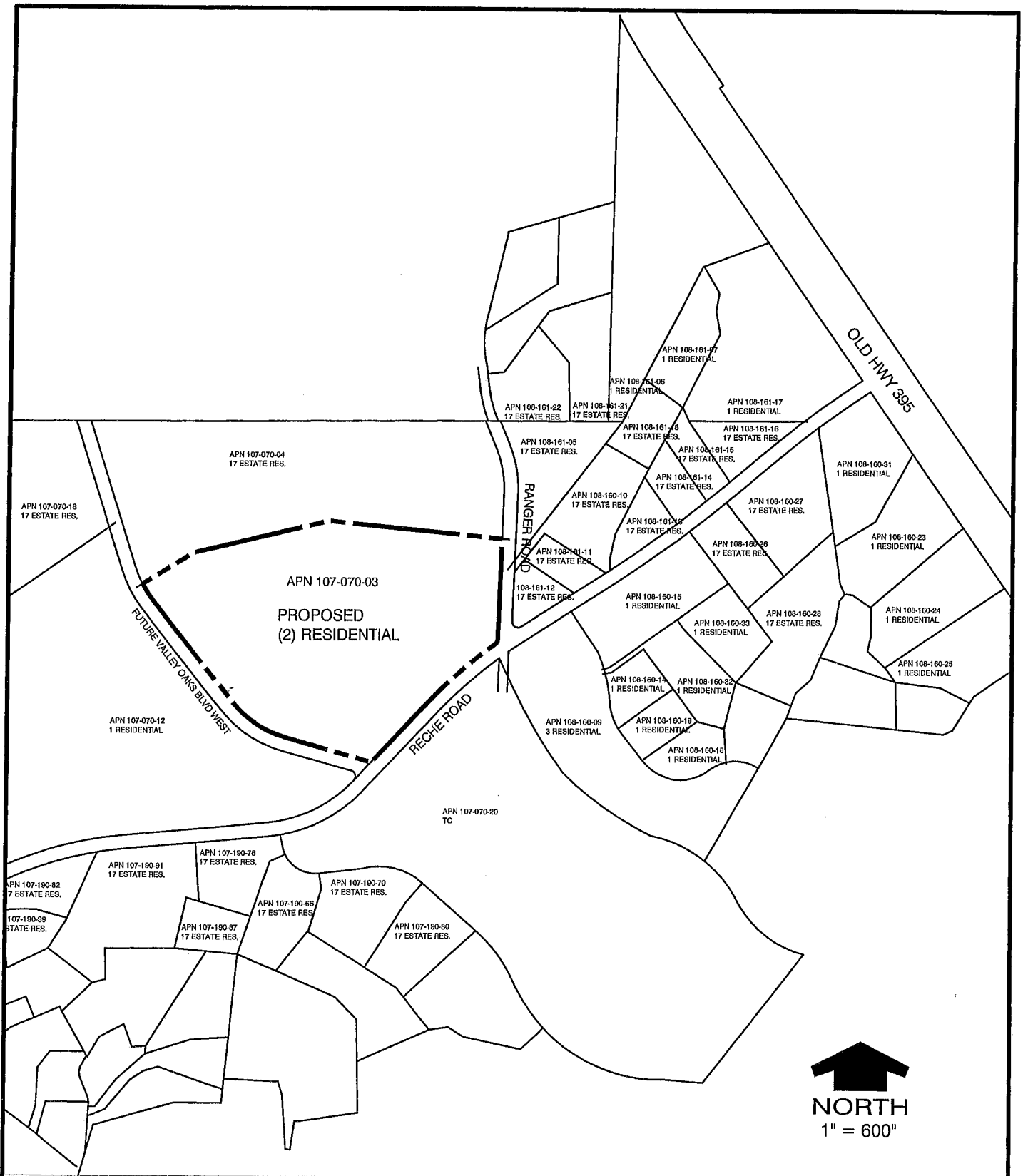
PREPARED BY:



**HUNSAKER  
& ASSOCIATES**  
SAN DIEGO, INC.

PLANNING 1079 Huennekens Street  
ENGINEERING San Diego, Ca 92121  
SURVEYING PH(658)558-4500 • FX(658)558-1414

## EXISTING GENERAL PLAN FIGURE NO. 2



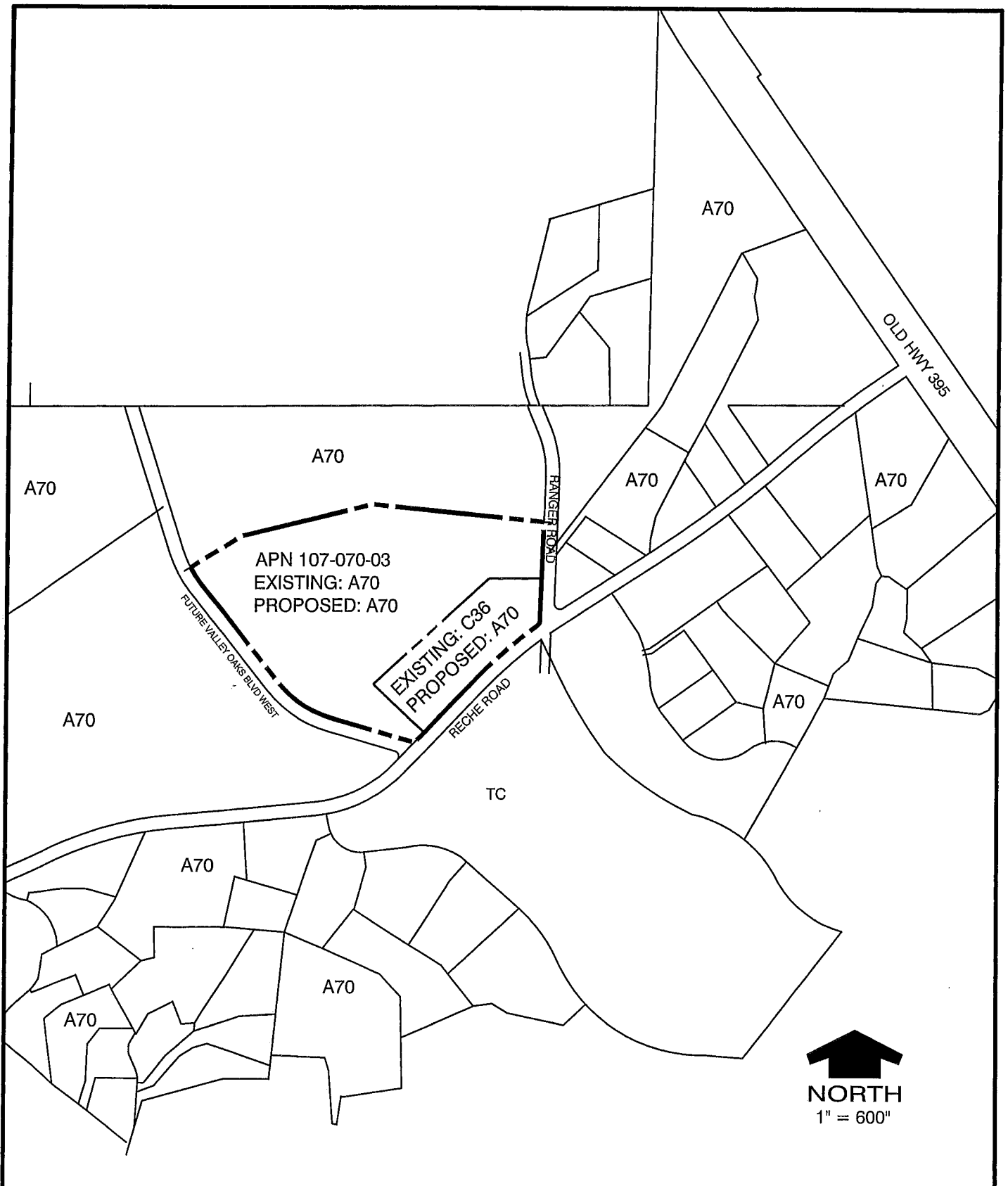
PREPARED BY:



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SAN DIEGO, INC.

PLANNING 10179 Huernekens Street  
ENGINEERING San Diego, Ca 92121  
SURVEYING PH(858)558-4500 • FX(858)558-1414

## PROPOSED GENERAL PLAN FIGURE NO. 3



PREPARED BY:



**HUNSAKER  
& ASSOCIATES**  
SAN DIEGO, INC

PLANNING 10179 Huennekens Street  
ENGINEERING San Diego, Ca 92121  
SURVEYING PH(858)558-4500 FX(858)558-1414

## EXISTING AND PROPOSED ZONING FIGURE NO. 4

# **APPENDIX C**

## **Public Services Availability Forms**



August 23, 2007

To Whom It May Concern:

Keystone Communities  
Tract Number TM 5449  
Assessors Parcel Number 107-030-03

Keystone Communities purchased 19 EDUs' from Rainbow Municipal Water District for their project, prior to the Board Meeting held on April 24, 2007. Rainbow Municipal Water District has no objection to them proceeding with this project. Following Rainbow Standard and Specs

Sincerely,

*Patricia Collings*

Patricia Collings  
Engineering Support



COUNTY OF SAN DIEGO  
DEPT. OF PLANNING & LAND USE  
5201 RUFFIN ROAD, SUITE B  
SAN DIEGO, CA 92123-1666  
(858) 565-5981 • (888) 267-8770

# PROJECT FACILITY AVAILABILITY FORM

SEWER

**S**

Please type or use pen

Owner's Name CABRILLO MEDICAL, LLC Phone \_\_\_\_\_  
3721 VALLEY CENTER DRIVE SUITE 100  
Owner's Mailing Address \_\_\_\_\_ Street \_\_\_\_\_  
SAN DIEGO CA 92130  
City State Zip

ORG \_\_\_\_\_

ACCT \_\_\_\_\_

ACT \_\_\_\_\_

TASK \_\_\_\_\_

DATE 6/1/09

AMT \$ 75

DISTRICT CASHIER'S USE ONLY

## SECTION 1. PROJECT DESCRIPTION

TO BE COMPLETED BY APPLICANT

- A. ☒ Major Subdivision (TM) ☐ Certificate of Compliance: \_\_\_\_\_  
☐ Minor Subdivision (TPM) ☐ Boundary Adjustment  
☒ Specific Plan or Specific Plan Amendment  
☒ Rezone (Reclassification) from A70/C36 to A70 zone  
☐ Major Use Permit (MUP), purpose: \_\_\_\_\_  
☐ Time Extension...Case No. \_\_\_\_\_  
☐ Expired Map...Case No. \_\_\_\_\_  
☐ Other \_\_\_\_\_

Assessor's Parcel Number(s)  
(Add extra if necessary)

1	0	7

0	7	0

0	3

- B. ☒ Residential . . . . . Total number of dwelling units 18  
☐ Commercial . . . . . Gross floor area \_\_\_\_\_  
☐ Industrial . . . . . Gross floor area \_\_\_\_\_  
☐ Other . . . . . Gross floor area \_\_\_\_\_

C. Total Project acreage 25.4 Total lots 18 Smallest proposed lot 1-AC.

- D. Is the project proposing its own wastewater treatment plant? ☐ Yes ☒ No  
Is the project proposing the use of reclaimed water? ☐ Yes ☒ No

Thomas Bros. Page 1028 Grid EF-4  
NW CORNER OF RECHER ROAD & RANGER  
Project address \_\_\_\_\_ Street ROAD  
FALLBROOK 92028  
Community Planning Area/Subregion Zip

Owner/Applicant agrees to pay all necessary construction costs and dedicate all district required easements to extend service to the project.  
OWNER/APPLICANT MUST COMPLETE ALL CONDITIONS REQUIRED BY THE DISTRICT.

Applicant's Signature: [Signature]

Date: MAY 29, 2009

Address: 7589 HAZARD CENTER DR. SD, CA 92108

Phone: 858.344.0927

(On completion of above, present to the district that provides sewer protection to complete Section 2 below.)

## SECTION 2: FACILITY AVAILABILITY

TO BE COMPLETED BY DISTRICT

District name Rainbow Municipal WD Service area Rainbow/Fallbrook

- A. ☒ Project is in the District.  
☐ Project is not in the District but is within its Sphere of Influence boundary, owner must apply for annexation.  
☐ Project is not in the District and is not within its Sphere of Influence boundary.  
☐ Project is not located entirely within the District and a potential boundary issue exists with the \_\_\_\_\_ District.
- B. ☒ Facilities to serve the project ☒ ARE ☐ ARE NOT reasonably expected to be available within the next 5 years based on the capital facility plans of the district. Explain in space below or on attached. Number of sheets attached: \_\_\_\_\_  
☐ Project will not be served for the following reason(s): \_\_\_\_\_
- C. ☐ District conditions are attached. Number of sheets attached: \_\_\_\_\_  
☐ District has specific water reclamation conditions which are attached. Number of sheets attached: \_\_\_\_\_  
☒ District will submit conditions at a later date.
- D. ☐ How far will the pipeline(s) have to be extended to serve the project? \_\_\_\_\_

This Project Facility Availability Form is valid until final discretionary action is taken pursuant to the application for the proposed project or until it is withdrawn, unless a shorter expiration date is otherwise noted.

[Signature]  
Authorized signature

Brian C. Lee  
Print name

District Engineer  
Print title

(760) 728-1178 6/1/09  
Phone Date

NOTE: THIS DOCUMENT IS NOT A COMMITMENT OF FACILITIES OR SERVICE BY THE DISTRICT. On completion of Section 2 by the district, applicant is to submit this form with application to: Zoning Counter, Department of Planning and Land Use, 5201 Ruffin Road, San Diego, CA 92123



COUNTY OF SAN DIEGO  
DEPT. OF PLANNING & LAND USE  
5201 RUFFIN ROAD, SUITE B  
SAN DIEGO, CA 92123-1666  
(858) 565-5881 • (888) 267-8770

# PROJECT FACILITY AVAILABILITY FORM

WATER

Please type or use pen

Owner's Name FALLBROOK OAKS LLC (619) 299-4855  
Owner's Mailing Address 1010 UNIVERSITY AVE #372 Street  
SAN DIEGO CA 92103  
City State Zip

ORG \_\_\_\_\_

ACCT \_\_\_\_\_

ACT \_\_\_\_\_

TASK \_\_\_\_\_

DATE 10/02/07

AMT \$ 30

DISTRICT CASHIER'S USE ONLY

W

## SECTION 1. PROJECT DESCRIPTION

TO BE COMPLETED BY APPLICANT

- A. ☒ Major Subdivision (TM) ☐ Specific Plan or Specific Plan Amendment  
☐ Minor Subdivision (TPM) ☐ Certificate of Compliance;  
☐ Boundary Adjustment  
☒ Rezone (Reclassification) from A70/C36 to A70 zone.  
☐ Major Use Permit (MUP), purpose: \_\_\_\_\_  
☐ Time Extension... Case No. \_\_\_\_\_  
☐ Expired Map... Case No. \_\_\_\_\_  
☐ Other \_\_\_\_\_

Assessor's Parcel Number(s)  
(Add extra if necessary)

1	0	7

0	7	0

0	3

- B. ☒ Residential ..... Total number of dwelling units 20  
☐ Commercial ..... Gross floor area \_\_\_\_\_  
☐ Industrial ..... Gross floor area \_\_\_\_\_  
☐ Other ..... Gross floor area \_\_\_\_\_

- C. ☐ Total Project acreage 25.4 Total number of lots 21

- D. Is the project proposing the use of groundwater? ☐ Yes ☒ No  
Is the project proposing the use of reclaimed water? ☐ Yes ☒ No

Thomas Bros. Page 1028 Grid EF-4  
NW CORNER OF RECHE RD. & RANCHO RD.  
Project address Street  
FALLBROOK 92028  
Community Planning Area/Subregion Zip

Owner/Applicant agrees to pay all necessary construction costs, dedicate all district required easements to extend service to the project and  
COMPLETE ALL CONDITIONS REQUIRED BY THE DISTRICT.

Applicant's Signature: [Signature] Date: 9/26/07  
Address: 1010 UNIVERSITY AVE #372 SAN DIEGO, CA 92103 Phone: (619) 299-4855

(On completion of above, present to the district that provides water protection to complete Section 2 below.)

## SECTION 2: FACILITY AVAILABILITY

TO BE COMPLETED BY DISTRICT

District Name: Rainbow Municipal Water Dist Service area Fallbrook

- A. ☒ Project is in the district.  
☐ Project is not in the district but is within its Sphere of Influence boundary, owner must apply for annexation.  
☐ Project is not in the district and is not within its Sphere of Influence boundary.  
☐ The project is not located entirely within the district and a potential boundary issue exists with the \_\_\_\_\_ District.
- B. ☒ Facilities to serve the project ☒ ARE ☐ ARE NOT reasonably expected to be available within the next 5 years based on the capital facility plans of the district. Explain in space below or on attached \_\_\_\_\_ (Number of sheets)  
☐ Project will not be served for the following reason(s): \_\_\_\_\_
- C. ☐ District conditions are attached. Number of sheets attached: \_\_\_\_\_  
☐ District has specific water reclamation conditions which are attached. Number of sheets attached: \_\_\_\_\_  
☒ District will submit conditions at a later date.
- D. ☐ How far will the pipeline(s) have to be extended to serve the project? \_\_\_\_\_

This Project Facility Availability Form is valid until final discretionary action is taken pursuant to the application for the proposed project or until it is withdrawn, unless a shorter expiration date is otherwise noted.

Authorized signature: [Signature] Print name Brian C. Lee  
Print title District Engineer Phone 760 728-1178 Date 10/31/07

NOTE: THIS DOCUMENT IS NOT A COMMITMENT OF SERVICE OR FACILITIES BY THE DISTRICT  
On completion of Section 2 by the district, applicant is to submit this form with application to:  
Zoning Counter, Department of Planning and Land Use, 5201 Ruffin Road, San Diego, CA 92123



DPLU-399W (02/07)





COUNTY OF SAN DIEGO  
DEPT. OF PLANNING & LAND USE  
6201 RUFFIN ROAD, SUITE B  
SAN DIEGO, CA 92123-1666

(858) 565-5981 • (888) 267-8770

# PROJECT FACILITY AVAILABILITY FORM

SCHOOL

Sc

Please type or use pen

(Two forms are needed if project is to be served by separate school districts)

FALLBROOK OAKS LLC (619) 299-4855

Owner's Name Phone

1010 UNIVERSITY AVE #372

Owner's Mailing Address Street

SAN DIEGO CA 92103

City State Zip

ORG \_\_\_\_\_

ACCT \_\_\_\_\_

ACT \_\_\_\_\_

TASK \_\_\_\_\_

DATE \_\_\_\_\_

ELEMENTARY \_\_\_\_\_

HIGH SCHOOL \_\_\_\_\_

UNIFIED \_\_\_\_\_

## SECTION 1. PROJECT DESCRIPTION

DISTRICT CASHIER'S USE ONLY

TO BE COMPLETED BY APPLICANT

### A. LEGISLATIVE ACT

- ☒ Rezones changing Use Regulations or Development Regulations  
☒ General Plan Amendment  
☐ Specific Plan  
☐ Specific Plan Amendment

Assessor's Parcel Number(s)  
(Add extra if necessary)

1	0	7

0	7	0

0	3

### B. DEVELOPMENT PROJECT

- ☐ Rezones changing Special Area or Neighborhood Regulations  
☒ Major Subdivision (TM)  
☐ Minor Subdivision (TPM)  
☐ Boundary Adjustment  
☐ Major Use Permit (MUP), purpose: \_\_\_\_\_  
☐ Time Extension...Case No. \_\_\_\_\_  
☐ Expired Map...Case No. \_\_\_\_\_  
☐ Other \_\_\_\_\_

Thomas Bros. Page 1028 Grid EF-4

NW CORNER OF RECH RD & RANGERS

Project address Street

FALLBROOK 92103

Community Planning Area/Subregion Zip

- ☒ Residential . . . . . Total number of dwelling units 20  
☐ Commercial . . . . . Gross floor area \_\_\_\_\_  
☐ Industrial . . . . . Gross floor area \_\_\_\_\_  
☐ Other . . . . . Gross floor area \_\_\_\_\_

D. ☐ Total Project acreage 25.4 Total number lots 21

Applicant's Signature: [Signature] Date: 9/26/07

Address: 1010 UNIVERSITY AVE #372 SAN DIEGO CA 92103 Phone: (619) 299-4855

(On completion of above, present to the district that provides school protection to complete Section 2 below.)

## SECTION 2: FACILITY AVAILABILITY

TO BE COMPLETED BY DISTRICT

District Name: Fallbrook Union High

If not in a unified district, which elementary or high school district must also fill out a form?

Indicate the location and distance of proposed schools of attendance. Elementary: \_\_\_\_\_ miles

Junior/Middle: \_\_\_\_\_ miles High school: Fallbrook \_\_\_\_\_ miles 4

- ☒ This project will result in the overcrowding of the ☐ elementary ☐ junior/school ☒ high school: (Check)  
☐ Fees will be levied or land will be dedicated in accordance with Education Code Section 17620 prior to the issuance of building permits.  
☒ Project is located entirely within the district and is eligible for service.  
☐ The project is not located entirely within the district and a potential boundary issue may exist with the \_\_\_\_\_ school district.

Authorized signature

Print title

[Signature] Assistant Superintendent

10/8/07

Chester E. Gannett  
Print name  
760-723-6332 x6195  
Phone

On completion of Section 2 by the district, applicant is to submit this form with application to:  
Zoning Counter, Department of Planning and Land Use, 5201 Ruffin Road, San Diego, CA 92123



DPLU-399Sc (03/03)



COUNTY OF SAN DIEGO  
DEPT. OF PLANNING & LAND USE  
5201 RUFFIN ROAD, SUITE B  
SAN DIEGO, CA 92123-1666

(658) 565-5981 • (888) 267-8770

# PROJECT FACILITY AVAILABILITY FORM

SCHOOL

Please type or use pen

(Two forms are needed if project is to be served by separate school districts)

Owner's Name FALLBROOK OAKS LLC Phone (619) 299-4855  
Owner's Mailing Address 1010 UNIVERSITY AVE #372 Street  
SAN DIEGO City CA State 92103 Zip

ORG \_\_\_\_\_  
ACCT \_\_\_\_\_  
ACT \_\_\_\_\_  
TASK \_\_\_\_\_  
DATE \_\_\_\_\_

ELEMENTARY \_\_\_\_\_  
HIGH SCHOOL \_\_\_\_\_  
UNIFIED \_\_\_\_\_

Sc

DISTRICT CASHIER'S USE ONLY

## SECTION 1. PROJECT DESCRIPTION

TO BE COMPLETED BY APPLICANT

### A. LEGISLATIVE ACT

- ☒ Rezones changing Use Regulations or Development Regulations  
☐ General Plan Amendment  
☐ Specific Plan  
☐ Specific Plan Amendment

Assessor's Parcel Number(s)  
(Add extra if necessary)

1	0	7

0	7	0

0	3

### B. DEVELOPMENT PROJECT

- ☐ Rezones changing Special Area or Neighborhood Regulations  
☒ Major Subdivision (TM)  
☐ Minor Subdivision (TPM)  
☐ Boundary Adjustment  
☐ Major Use Permit (MUP), purpose: \_\_\_\_\_  
☐ Time Extension...Case No. \_\_\_\_\_  
☐ Expired Map...Case No. \_\_\_\_\_  
☐ Other \_\_\_\_\_

Thomas Bros. Page 1028 Grid EF-4  
NW CORNER OF RECHES RD & RANGERS RD  
Project address Street

- C. ☒ Residential ..... Total number of dwelling units 20  
☐ Commercial ..... Gross floor area \_\_\_\_\_  
☐ Industrial ..... Gross floor area \_\_\_\_\_  
☐ Other ..... Gross floor area \_\_\_\_\_

FALLBROOK Community Planning Area/Subregion 92103 Zip

- D. ☐ Total Project acreage 25.4 Total number lots 21

Applicant's Signature: [Signature] Date: 9/26/07

Address: 1010 UNIVERSITY AVE #372 SAN DIEGO CA 92103 Phone: (619) 299-4855

(On completion of above, present to the district that provides school protection to complete Section 2 below.)

## SECTION 2: FACILITY AVAILABILITY

TO BE COMPLETED BY DISTRICT

District Name: Fallbrook Union Elementary S.D.  
Maie Ellis Elem. 6.0 miles

If not in a unified district, which elementary or high school district must also fill out a form?

Indicate the location and distance of proposed schools of attendance. Elementary: La Paloma miles 5.0

Junior/Middle: Potter Jr. High miles: 3.6 High school: \_\_\_\_\_ miles

- ☐ This project will result in the overcrowding of the ☐ elementary ☐ junior/school ☐ high school. (Check)  
☒ Fees will be levied or land will be dedicated in accordance with Education Code Section 17620 prior to the issuance of building permits.  
☒ Project is located entirely within the district and is eligible for service.  
☐ The project is not located entirely within the district and a potential boundary issue may exist with the \_\_\_\_\_ school district.

Authorized signature

[Signature]

Raymond N. Proctor  
Print name

Assistant Superintendent Business Services  
Print title

(760) 723-7025  
Phone 10-5-07

On completion of Section 2 by the district, applicant is to submit this form with application to:  
Zoning Counter, Department of Planning and Land Use, 5201 Ruffin Road, San Diego, CA 92123

From: Keystone Communities

6182994845

11/01/2007 14:54

1023 P.002/003



COUNTY OF SAN DIEGO  
DEPT. OF PLANNING & LAND USE  
5001 HUFFIN ROAD, SUITE B  
SAN DIEGO, CA 92123-1506  
(619) 556-2241 • (619) 297-8770

## PROJECT FACILITY AVAILABILITY FORM

FIRE

Please type or use pen		F																																	
FALLBROOK OAKS LLC (619) 299-4855 Owner's Name Phone		ORG _____ ACCT _____ ACT _____ TASK _____ DATE _____ AMT \$ _____																																	
1010 UNIVERSITY AVE #372 Owner's Mailing Address Street																																			
SAN DIEGO City	CA 92103 State Zip																																		
SECTION 1. PROJECT DESCRIPTION		DISTRICT CASHIER'S USE ONLY																																	
TO BE COMPLETED BY APPLICANT																																			
A. <input checked="" type="checkbox"/> Major Subdivision (TM) <input type="checkbox"/> Specific Plan or Specific Plan Amendment Minor Subdivision (TFM) <input type="checkbox"/> Certificate of Compliance Boundary Adjustment Rezoning (Reclassification) from <u>A70/C34</u> to <u>A70</u> zone. Major Use Permit (MUP), purpose: Time Extension...Case No. _____ Expired Map...Case No. _____ Other _____		Assessor's Parcel Number(s) (Add extra if necessary) <table border="1" style="display: inline-table; margin-right: 10px;"> <tr><td>1</td><td>0</td><td>7</td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </table> <table border="1" style="display: inline-table; margin-right: 10px;"> <tr><td>0</td><td>7</td><td>0</td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </table> <table border="1" style="display: inline-table;"> <tr><td>0</td><td>3</td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table>		1	0	7										0	7	0										0	3						
1	0	7																																	
0	7	0																																	
0	3																																		
B. <input checked="" type="checkbox"/> Residential ..... Total number of dwelling units <u>20</u> <input type="checkbox"/> Commercial ..... Gross floor area _____ <input type="checkbox"/> Industrial ..... Gross floor area _____ <input type="checkbox"/> Other ..... Gross floor area _____		Thomas Bros. Page <u>1028</u> Grid <u>EF-4</u> <u>NW CORNER OF BONE RD. &amp; KAUFER RD.</u> Project address Street <u>FALLBROOK</u> <u>92028</u> Community Planning Area/Subregion Zip																																	
C. Total Project acreage <u>25.4</u> Total lots <u>28</u> Smallest proposed lot <u>1AC</u>																																			
OWNER/APPLICANT AGREES TO COMPLETE ALL CONDITIONS REQUIRED BY THE DISTRICT.																																			
Applicant's Signature: <u>[Signature]</u>		Date: <u>9/26/07</u>																																	
Address: <u>1010 UNIVERSITY AVE #372, SAN DIEGO CA 92103</u>		Phone: <u>(619) 299-4855</u>																																	
(On completion of above, present to the district that provides the protection to complete Section 2 and 3 below.)																																			
SECTION 2: FACILITY AVAILABILITY		TO BE COMPLETED BY DISTRICT																																	
District name <u>North County Fire Protection District</u>																																			
Indicate the location and distance of the primary fire station that will serve the proposed project: <u>4375 Palc Mesa</u> <u>Drive - 2.5 miles</u>																																			
A. <input checked="" type="checkbox"/> Project is in the District and eligible for service. <input type="checkbox"/> Project is not in the District but is within its Sphere of Influence boundary, owner must apply for annexation. <input type="checkbox"/> Project is not in the District and not within its Sphere of Influence boundary. <input type="checkbox"/> Project is not located entirely within the District and a potential boundary issue exists with the _____ District.																																			
B. <input checked="" type="checkbox"/> Based on the capacity and capability of the District's existing and planned facilities, fire protection facilities are currently adequate or will be adequate to serve the proposed project. The expected emergency travel time to the proposed project is <u>2-5</u> minutes.																																			
C. <input type="checkbox"/> Fire protection facilities are not expected to be adequate to serve the proposed development within the next five years. <input type="checkbox"/> District conditions are attached. Number of sheets attached: _____ <input type="checkbox"/> District will submit conditions at a later date.																																			
SECTION 3. FUEL BREAK REQUIREMENTS																																			
Note: The fuelbreak requirements prescribed by the fire district for the proposed project do not authorize any clearing prior to project approval by the Department of Planning and Land Use.																																			
<input checked="" type="checkbox"/> Within the proposed project <u>100'</u> feet of clearing will be required around all structures. <input type="checkbox"/> The proposed project is located in a hazardous wildland fire area, and additional fuelbreak requirements may apply. Environmental mitigation requirements should be coordinated with the fire district to ensure that these requirements will not pose fire hazards.																																			
This Project Facility Availability Form is valid until final discretionary action is taken pursuant to the application for the proposed project or until it is withdrawn, unless a shorter expiration date is otherwise noted.																																			
Authorized signature: <u>[Signature]</u>		Fire Marshal/ Fire Marshal <u>11/2/07</u> First name and title Phone Date																																	
On completion of Section 2 and 3 by the District, applicant is to submit this form with application to: Zoning Counter, Department of Planning and Land Use, 5201 Huffin Road, Suite B, San Diego, CA 92123																																			

# NORTH COUNTY FIRE PROTECTION DISTRICT

---

315 East Ivy Street · Fallbrook, California 92028-2138 · (760) 723-2005 · Fax (760) 723-2004 · [www.ncfire.org](http://www.ncfire.org)

## BOARD OF DIRECTORS

LORI A. GRAHAM  
RUTH HARRIS  
KENNETH E. MUNSON  
RICHARD A. OLSON  
KATHLEEN THUNER

WILLIAM R. METCALF – Fire Chief/CEO  
ROBERT H. JAMES – District Counsel  
LOREN A. STEPHEN-PORTER – Board Secretary

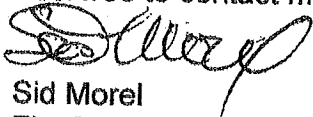
June 3, 2008

County of San Diego  
Department of Planning and Land Use  
5201 Ruffin Road, Ste. B  
San Diego, CA 92123-1666

RE: Fallbrook Oaks Fire Protection Plan, Biologic Open space Maintenance

The revised fire protection plan that addresses the maintenance of the Biologic open space is approved. This revision is approved as long as the conditions regarding the biologic maintenance are a condition of the EIR.

Feel free to contact me if you have any questions,



Sid Morel  
Fire Marshal



---

PROUDLY SERVING THE COMMUNITIES OF FALLBROOK, BONSALE AND RAINBOW

---

# **APPENDIX D**

## **Application Environmental Initial Study (AEIS)**



COUNTY OF SAN DIEGO • DEPARTMENT OF PLANNING AND LAND USE

## APPLICATION FOR AN ENVIRONMENTAL INITIAL STUDY (AEIS)

For Applications **NOT** Covered By A Previously Completed CEQA  
Document

NOTE: IF THE PROPOSED PROJECT WAS CONSIDERED IN A PREVIOUS CEQA DOCUMENT  
(NEGATIVE DECLARATION OR EIR) WHICH HAS RECEIVED PREVIOUS ENVIRONMENTAL REVIEW, DO  
NOT COMPLETE THIS FORM. COMPLETE DPLU FORM #366 FOR AN ENVIRONMENTAL REVIEW  
UPDATE.

SUBMIT FOUR (4) COMPLETED COPIES TO THE DPLU ZONING COUNTER

FOR COUNTY USE ONLY:

Project Number(s):  
\_\_\_\_\_

THIS FORM IS BEING COMPLETED BY:

Rina M. Alvarez Lundstrom & Associates  
Name (Please Print)

N/A  
Agency (If applicable)

Planner  
Title

8/10/2005  
Date

1764 San Diego Avenue, Suite 200  
Address

San Diego  
City

CA  
State

92110  
Zip

( 619 ) 641-5900  
Telephone Number

( 619 ) 641-5910  
Fax Number

3974 Reche Road; Northwest corner of Reche Road and Ranger Road; APN 107-070-03  
Project Location (Including APN)

*I hereby certify that the statements furnished below and in the attached exhibits present the data and information required for adequate evaluation of this project to the best of my ability, that the facts, statements, and information presented are true and correct to the best of my knowledge and belief. I further understand that additional information may be required to be submitted before an adequate evaluation can be made by the County of San Diego.*

Signature: \_\_\_\_\_

Date: 8/10/2005

5201 RUFFIN ROAD, SUITE B, SAN DIEGO, CA 92123-1666 • (858) 565-5981 • MS 0650 • FAX (858)  
267-8770

## GENERAL PROJECT INFORMATION

### I. PROJECT APPROVALS

1. Indicate all discretionary permits, approvals, or findings from the County of San Diego needed to complete the project that are *anticipated at this time*.

#### DEPARTMENT OF PLANNING AND LAND USE ISSUED PERMITS:

- |  |   |
|--|---|
| <input type="checkbox"/> Administrative Permit             | <input type="checkbox"/> Open Space Easement Vacation |
| <input type="checkbox"/> Borrow Pit                        | <input type="checkbox"/> Parcel Map Modification      |
| <input type="checkbox"/> Grading and Clearing              | <input type="checkbox"/> Reclamation Plan             |
| <input type="checkbox"/> Lot Area Averaging                | <input checked="" type="checkbox"/> Rezone            |
| <input type="checkbox"/> Agricultural Preserve             | <input type="checkbox"/> Road Opening                 |
| <input type="checkbox"/> Amendment to the Preserve         | <input type="checkbox"/> Road Vacation                |
| <input type="checkbox"/> Cancellation                      | <input type="checkbox"/> Site Plan                    |
| <input type="checkbox"/> Boundary Adjustment               | <input type="checkbox"/> Specific Plan                |
| <input type="checkbox"/> Certificate of Compliance         | <input type="checkbox"/> Specific Plan Amendment      |
| <input type="checkbox"/> Final Map Modifications           | <input checked="" type="checkbox"/> Tentative Map     |
| <input checked="" type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Expired Map                  |
| <input type="checkbox"/> Habitat Loss Permit               | <input type="checkbox"/> Resolution Amendment         |
| <input type="checkbox"/> Landscape Plans                   | <input type="checkbox"/> Revised Map                  |
| <input type="checkbox"/> Major Use Permit                  | <input type="checkbox"/> Time Extension               |
| <input type="checkbox"/> Modification                      | <input type="checkbox"/> Tentative Parcel Map         |
| <input type="checkbox"/> Time Extension                    | <input type="checkbox"/> Amendment of Conditions      |
| <input type="checkbox"/> Minor Grading Permit              | <input type="checkbox"/> Expired Map                  |
| <input type="checkbox"/> Minor Use Permit                  | <input type="checkbox"/> Revised Map                  |
| <input type="checkbox"/> Modification/Waiver               | <input type="checkbox"/> Time Extension               |
| <input type="checkbox"/> Time Extension                    | <input type="checkbox"/> Variance                     |
| <input type="checkbox"/> Open Space Easement               | <input type="checkbox"/> Other: _____                 |
| Encroachment   |   |

#### DEPARTMENT OF PUBLIC WORKS ISSUED PERMITS:

- |  |  |
|--|--|
| <input type="checkbox"/> County Right of Way Permits | <input checked="" type="checkbox"/> Improvement Plans      |
| <input type="checkbox"/> Construction Permit         | <input type="checkbox"/> Map Modification                  |
| <input type="checkbox"/> Encroachment Permit         | <input type="checkbox"/> Remandment of Relinquished Access |
| <input type="checkbox"/> Excavation Permit           | Rights   |
| <input checked="" type="checkbox"/> Grading Permit   | <input type="checkbox"/> Condemnation of Right-of-Way      |
| <input type="checkbox"/> Grading Permit Plan Change  |  |

#### DEPARTMENT OF ENVIRONMENTAL HEALTH ISSUED PERMITS:

- ☐ Exploratory Borings, Direct-push Samplers, and Cone Penetrometers Permits
- ☐ Groundwater Wells and Exploratory or Test Borings Permit
- ☐ Septic Tank Permit
- ☐ Underground Storage Tank Permit
- ☐ Water Well Permit

# **I. PROJECT APPROVALS (cont.)**

2. Indicate other permits, approvals, or findings required from regional, state, and federal jurisdictions that are **anticipated at this time**.

	PERMIT	AGENCY WITH JURISDICTION	If previously granted, date of approval
<input type="checkbox"/>	Annexation to a City or Special District	Local Agency Formation Commission (LAFCO)	
<input type="checkbox"/>	State Highway Encroachment Permit <a href="http://www.dot.ca.gov/hq/traffops/developserv/permits/">http://www.dot.ca.gov/hq/traffops/developserv/permits/</a>	CalTrans	
<input type="checkbox"/>	401 Permit – Water Quality Certification <a href="http://www.swrcb.ca.gov/rwqcb9/Programs/Special_Programs/401_Certification/401_certification.html">http://www.swrcb.ca.gov/rwqcb9/Programs/Special_Programs/401_Certification/401_certification.html</a>	Regional Water Quality Control Board (RWQCB)	
<input type="checkbox"/>	404 Permit – Dredge and Fill <a href="http://www.swrcb.ca.gov/rwqcb1/Program_Information/wqwetcert.html">http://www.swrcb.ca.gov/rwqcb1/Program_Information/wqwetcert.html</a>	US Army Corps of Engineers (ACOE)	
<input type="checkbox"/>	1603 – Streambed Alteration Agreement <a href="http://www.acwanet.com/regulatory/wildlife/streambed_alt_agmnts.asp">http://www.acwanet.com/regulatory/wildlife/streambed_alt_agmnts.asp</a>	CA Department of Fish and Game (CDFG)	
<input type="checkbox"/>	Section 7 – Consultation or Section 10a Permit – Incidental Take <a href="http://www.fws.gov">http://www.fws.gov</a>	US Fish and Wildlife Services (USFWS)	
<input type="checkbox"/>	Air Quality Permit to Construct <a href="http://www.sdapcd.co.san-diego.ca.us/facts/permits.pdf">http://www.sdapcd.co.san-diego.ca.us/facts/permits.pdf</a>	Air Pollution Control District (APCD)	
<input type="checkbox"/>	Air Quality Permit to Operate – Title V Permit <a href="http://www.sdapcd.co.san-diego.ca.us/rules/randr.htm#REGULATION%20XIV">http://www.sdapcd.co.san-diego.ca.us/rules/randr.htm#REGULATION%20XIV</a>	APCD	
<input type="checkbox"/>	National Pollutant Discharge Elimination System (NPDES) Permit <a href="http://www.swrcb.ca.gov/rwqcb9/">http://www.swrcb.ca.gov/rwqcb9/</a>	RWQCB	
<input type="checkbox"/>	General Industrial Stormwater Permit <a href="http://www.swrcb.ca.gov/rwqcb9/">http://www.swrcb.ca.gov/rwqcb9/</a>	RWQCB	
<input checked="" type="checkbox"/>	General Construction Stormwater Permit <a href="http://www.swrcb.ca.gov/rwqcb9/">http://www.swrcb.ca.gov/rwqcb9/</a>	RWQCB	
<input type="checkbox"/>	Waste Discharge Requirements Permit <a href="http://www.swrcb.ca.gov/rwqcb9/">http://www.swrcb.ca.gov/rwqcb9/</a>	RWQCB	
<input checked="" type="checkbox"/>	Water District Approval	Designated Water District Rainbow Municipal W.D.	
<input checked="" type="checkbox"/>	Sewer District Approval	Designated Sewer District Rainbow Municipal W.D.	
<input checked="" type="checkbox"/>	School District Approval	Designated School Districts Fallbrook UnionESD /HSD	
<input type="checkbox"/>	Others:		



## II. CODE ENFORCEMENT/VIOLATION ISSUES

Describe any known open or active code enforcement/violation issues on the proposed project site. Indicate related Violation Numbers. If no known open or active code enforcement/violation issues are present or known, please state "NONE" or "UNKNOWN", as appropriate. *(Use additional sheets if necessary):*

None.

## PROJECT DESCRIPTION

### III. FEATURES OF THE PROJECT *(Note: Filling out Sections IV. and VII. of this form may help in completing a full project description)*

**DESCRIBE IN DETAIL** the features of the project. This description should adequately reflect the construction and development (for example, grading) as well as the ultimate use and intention of the site (for example, a 40,000 sq. ft. industrial facility). The narrative must be supplemented by a project plan or map of appropriate scale and legibility.

- Include technical aspects of the project such as the considerations of land use, density and intensity, engineering requirements and visual or aesthetic features.
- Include environmental constraints or characteristics, or compliance with environmental regulations/policies which may have influenced the initial project design such as avoidance of geologic hazards known to the site, steep topography, avoidance of impacts to sensitive resources (for example biological, natural, water, cultural), compliance with the Resource Protection Ordinance, storm discharge requirements, Air Pollution Control District (APCD) permit requirements, project accessibility, hazards (for example floodway avoidance, noise buffering), etc.
- Include description of all the stages of project development that could cause physical changes in the environment including construction, operation and maintenance.
- If the project will be phased, the anticipated phasing schedule should be described.
- Include the objectives of the proposal in a discussion that identifies why the applicant is undertaking the proposed project (for example, provision of housing or commercial services, reduction in traffic congestion, reduction of flood hazard at a reasonable cost).

**Lack of detail may result in project delay and the requirement to resubmit a more detailed project description.**

*(Use additional sheets if necessary):*

The applicant is requesting a Tentative Map to subdivide a 27.2 gross acre (25.3 net acre) parcel into 19 lots for single-family residential development. The applicant is also requesting a General Plan Amendment and Rezone for the southeast portion of the subject property to remove the commercial land use designation and zone from the property. A Plan Amendment Authorization PAA 05-002 to change the land use designation from (6) Residential / (13) General Commercial to (2) Residential was approved by the County on March 22, 2005. The Rezone would change the existing zone of A70/C36 to A70 only. The proposed single family lots are a minimum 1 acre in size. An existing single family home, on Lot 19, will remain. There are existing biological constraints onsite. See the enclosed Biological Report prepared by Dudek & Associates in August 2005 for more information. Little to no physical change in the environment is anticipated in association with this project. There are no phases proposed with project. The applicant is undertaking this project to provide additional housing in the County of San Diego.

#### IV. ENVIRONMENTAL ASPECTS OF PROJECT

*This section is to help evaluate all reasonably foreseeable impacts of the proposed project. An answer to each question is required to have well-reasoned and substantiated conclusions, when possible, regarding potential environmental effects of the proposed project. If an answer is unknown, explain why the answer is unknown. Use additional sheets if necessary:*

- |                            | YES                                 | NO                                  | UNKNOWN                             |   |
|----------------------------|-------------------------------------|-------------------------------------|-------------------------------------|---|
| 1. LAND USE:               | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Will the project be a land use not presently existing in the surrounding neighborhood?<br><u>The surrounding land uses include</u><br><u>residential and agricultural uses.</u>   |
| 2. AGRICULTURE             | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Has the property been in any agricultural use within the last 20 years? If yes, please describe below and include the timeframe and use of the land:<br><u>It is unknown whether the subject property</u><br><u>has been used for agricultural purposes in the</u><br><u>last 20 years.</u>   |
| 3. POPULATION AND HOUSING: | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Will existing housing be removed to allow construction of the proposed project?<br><u>The subject property is developed with an</u><br><u>abandoned residence. The existing house will</u><br><u>remain.</u>  |
| 4. GEOLOGICAL ISSUES:      | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Are there any identified or suspected geologic hazards on the site or in the immediate area (landslides, subsidence, earthquake faults, slopes > 25%, etc.)?<br><u>There are no known identified or suspected</u><br><u>geologic hazards on the project site.</u>   |
| 5. WATER RESOURCES:        | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |                                     | Does the project propose to use groundwater for any purpose (for example water supply, irrigation, grading)?<br>(Note: If it is stated that the project will not use groundwater for any purpose, the project will be conditioned to either install all necessary public water infrastructure or may be limited from using groundwater)<br><u>No groundwater will be used in association</u><br><u>with this project.</u> |
|                            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Are there any existing water wells on the property? If yes, state how many are currently in-use. (Show all wells on site/plot plans or maps)<br><u>There are no existing water wells on the</u><br><u>property.</u>   |
|                            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | Will the project require new stormwater/drainage facilities?<br><u>See the attached Hydrology Study and Storm</u><br><u>Water Management Plan, prepared by</u><br><u>Lundstrom &amp; Associates.</u>  |
| 6. AIR QUALITY:            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Will the project generate smoke, fumes, or odors?<br><u>It is not anticipated that the proposed</u><br><u>residential lots will generate smoke, fumes or</u><br><u>odors.</u>   |

7. TRANSPORTATION/ CIRCULATION

YES ☐ NO ☒ UNKNOWN ☐

Will the project affect pedestrians or horse riders or vehicular traffic (including bicycles) in the immediate area?

It is not anticipated that the proposed project will affect pedestrian, equestrian, bicycle or vehicular traffic.

☐ ☒ ☐

Is there any traffic congestion during commute hours at any nearby street intersections providing access to the project that will be substantially affected? If yes, list the intersection(s):

It is not anticipated that this project will affect traffic congestion at nearby street intersections during commute hours.

8. BIOLOGICAL RESOURCES:

☒ ☐ ☐

Will the project require the removal of natural vegetation (excluding landscaping and agriculture)?

Coast live oak woodland, coast live oak riparian forest, valley foothill grassland & non-native grassland. See enclosed Biology Report.

☐ ☒ ☐

Has the project site been cleared/graded in the past 5 years prior to the submittal of this application? If yes, explain and include details as to the extent, times, and reasons for clearing or Permit Number:

The project site has not been cleared/graded in the past 5 years.

☐ ☐ ☒

Are there any known or identified unique, rare, threatened, or endangered animals or plants residing on the site or in close proximity?

Potential least bells vireo and southwestern willow flycatcher habitat present onsite.

Presence surveys have not yet been performed.

☐ ☒ ☐

Are there any existing Biological Open Space Easements on the project site or affected by project improvements off-site?

There are no known Biological Open Space Easements onsite or offsite within the vicinity of the subject property.

9. HAZARDS:

☐ ☒ ☐

Are there any potentially hazardous and/or toxic materials exist on either this site or nearby property? (Examples of hazardous and/or toxic materials include, but are not limited to PCB's; radioactive substances; pesticides and herbicides; fuels, oils, solvents, and other flammable liquids and gases. Also note, underground storage of any of the above.) If yes, explain and list the material(s) and location(s):

No potentially hazardous/toxic materials exist on site.

☒ ☐ ☐

Will the proposed project involve the temporary or long-term use, storage or discharge of hazardous and/or toxic materials?

Hazardous/toxic materials may be used or stored on site during construction of the proposed single family residences.

	YES	NO	UNKNOWN	
9. HAZARDS (cont.):	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<p>Will the project involve the burning of wastes? If yes, explain what materials will be burned:</p> <p><u>No wastes will be burned in association with this project.</u></p>
10. NOISE:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Will the project cause a substantial change in existing noise levels in the vicinity?</p> <p><u>It is not anticipated that this residential project will cause a substantial change in existing noise levels in the vicinity.</u></p>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Will the project place new residents in an area of current or anticipated high traffic noise or noise from other sources?</p> <p><u>It is not anticipated that this project will place new residents in area of current or anticipated high traffic or other noise.</u></p>
11. PUBLIC SERVICES:	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<p>Will the project involve the siting of any schools?</p> <p><u>This project does not include the siting of any schools.</u></p>
12. UTILITIES AND SERVICES:	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<p>Does the project propose to have septic or an on-site sewage treatment facility (for example package treatment plants)?</p> <p><u>The proposed project will connect to existing sewer located in Reche Road. Please see the Tentative Map.</u></p>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Will the project require annexation to any service agency?</p> <p><u>No service agency annexations are anticipated in association with this project.</u></p>
13. AESTHETICS (INCLUDES LANDFORMS):	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Will the project be more visible to the public than are its neighbors (larger than average, not screened by landscaping)?</p> <p><u>It is not anticipated that this residential project will be more visible to the public than the neighboring properties.</u></p>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Does the property contain natural features of scenic value or rare unique characteristics, including but not limited to trees, rock outcroppings?</p> <p><u>There are no known naturak features of scenic value or rare, uniques characteristics.</u></p>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Will the project introduce glare, reflecting materials or unusually bright colors?</p> <p><u>The project, as proposed, will not introduce glare, reflecting materials or unusually bright colors.</u></p>
14. CULTURAL AND HISTORICAL RESOURCES	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Will the project disturb any archaeological resource such as rock art, grinding and milling features, or artifacts?</p> <p><u>There are no known archaeological resources on the subject property.</u></p>

14. CULTURAL AND HISTORICAL RESOURCES (cont.): ☐ ☐ ☒

Will your project involve the demolition or modification of a structure(s) greater than 50 years in age? If yes, explain and supply picture(s) of the structure.

The existing house will remain

The age of the existing house is unknown

- ☐ ☒ ☐

Are there any existing Archaeological Open Space Easements on the project site?

There are no known Archaeological Open

Space easements on the subject property.

15. MISCELLANEOUS ☒ ☐

Have all known easements including all easements on the property Title Report been shown? (Show all easements on site/plot plans or maps)

All known easements are shown on the

Tentative Map.

## V. OFF-SITE IMPROVEMENTS

Describe all of the **off-site** improvements necessary to implement the project and their points of access or connection to the project site that are **anticipated at this time**:

1. STREETS: YES ☒ NO ☐

Is the **construction of new off-site streets or widening of existing off-site streets** proposed? If yes, describe:

The portion of Reche Road that borders the site will be widened by 12 feet, for a total 42-foot-wide right of way. See attached TM.

2. EXTENSION OF UTILITY LINES: ☒ ☐

Is the extension of **sewer/water/electric/gas lines** proposed? If yes, describe (include distance to the nearest existing lines -- in miles or feet, and the location of anticipated connection point:

An 8" sewer line is proposed in Reche Road and Ranger Road, and will connect to an existing manhole in Reche Road. See TM.

3. DRAINAGE/STORMWATER/FLOOD CONTROL: ☒ ☐

Are **new off-site drainage/stormwater/flood control facilities or improvements to the existing off-site drainage/stormwater/flood control facilities** proposed? If yes, describe:

Two 24"RCP storm drains are proposed in Reche Road and Ranger Road, connecting to existing 48" SD in Reche Road. See TM.

4. PATHS: ☒ ☐

Are pedestrian and/or bicycle paths proposed?

A 5-foot bicycle lane is proposed in association with the proposed widening of Reche Road. Please refer to the attached Tentative Map.

**VI. GRADING:** DO NOT complete this section if this application is for one or more of the following exclusively: Agricultural Preserve, General Plan Amendment, Rezone, or Specific Plan Amendment.

YES ☒ NO ☐

Will grading or filling be required? If yes, please provide the following information:

Vol. of cut: 80,400 cubic yards Max cut slope ratio: 2:1 Max. height: 47 ft.

Vol. of fill: 91,300 cubic yards Max fill slope ratio: 2:1 Max. height: 36 ft.

If soil is to be imported/exported please describe the source of import/export location if known.  
(Use additional sheets if necessary):

There will be a raw import of 10, 900 cubic yards of soil. The import location is to be determined.

☐ ☒ Will grading or filling be required off-site? Explain (Use additional sheets if necessary):

No offsite grading or filling will be required in association with this project.

☐ ☒ Is blasting anticipated? If so, please indicate the possible location of blasting sites on the grading plan & detail the areas expected to be blasted (if known):

No blasting is anticipated in association with this project.

☒ ☐ Are retaining walls proposed? If yes, what is the max. height? 5 ft. (Show all retaining wall on site/plot plan or map)

**VII. PROPOSED SITE UTILIZATION:** Complete ONLY if this application is for one or more of the following: Administrative Permits, Grading Permits, Major Use Permits, Minor Use Permits, Site Plans, and Variances. N/A

1. Total area \_\_\_\_\_ acres

Total net acres (total minus area of public and private streets and parkland dedication) \_\_\_\_\_ acres

2. Number of buildings \_\_\_\_\_ Height \_\_\_\_\_ Stories \_\_\_\_\_

3. Number of attached residential units \_\_\_\_\_ Detached \_\_\_\_\_

4. Number of floor area: Commercial uses \_\_\_\_\_ Industrial uses: \_\_\_\_\_

5. Number of off-street parking spaces \_\_\_\_\_

**VIII.COMMERCIAL/INDUSTRIAL SITE UTILIZATION:** Complete ONLY for proposed projects associated with Commercial or Industrial development (including Day Care Centers and Cottage Industries). Fill out to the extent known. N/A

**A. Project Operations**

1. Number of average daily vehicle trips generated by the project \_\_\_\_\_
2. Facilities to be open on weekdays from \_\_\_\_\_ a.m. to \_\_\_\_\_ p.m. On weekends from \_\_\_\_\_ a.m. to \_\_\_\_\_ p.m.
3. Total number of employees \_\_\_\_\_ Each shift \_\_\_\_\_
4. Number of clients, customers, or users EACH weekday \_\_\_\_\_
5. Radius of the service area \_\_\_\_\_
6. Total floor area \_\_\_\_\_ square feet Type of uses \_\_\_\_\_
7. Number of off-street parking spaces provided \_\_\_\_\_
8. North American Standard Industrial Classification Code(s)  
(<http://www.census.gov/epcd/www/naicstab.htm>): \_\_\_\_\_

**B. Industrial Waste**

- YES NO UNKNOWN
1. ☐ ☐ ☐

Will industrial waste be discharged? If yes, attach a discussion of the provisions for disposal.

2. ☐ ☐ ☐

Will the project result in the use or discharge of hazardous materials including hazardous air emissions (i.e., chemicals, dust smoke, etc.)?

If yes, attach a discussion of the pollutants mandated for control and any special permits required. Also answer the following (*Use additional sheets if necessary*):

- a. What type of material (s): \_\_\_\_\_
- b. How often? \_\_\_\_\_

**C. Miscellaneous**

- YES NO UNKNOWN
1. ☐ ☐ ☐

Could the project result in the emission of any substances or energy such as odor, vibration, glare, or electrical disturbance?

2. ☐ ☐ ☐

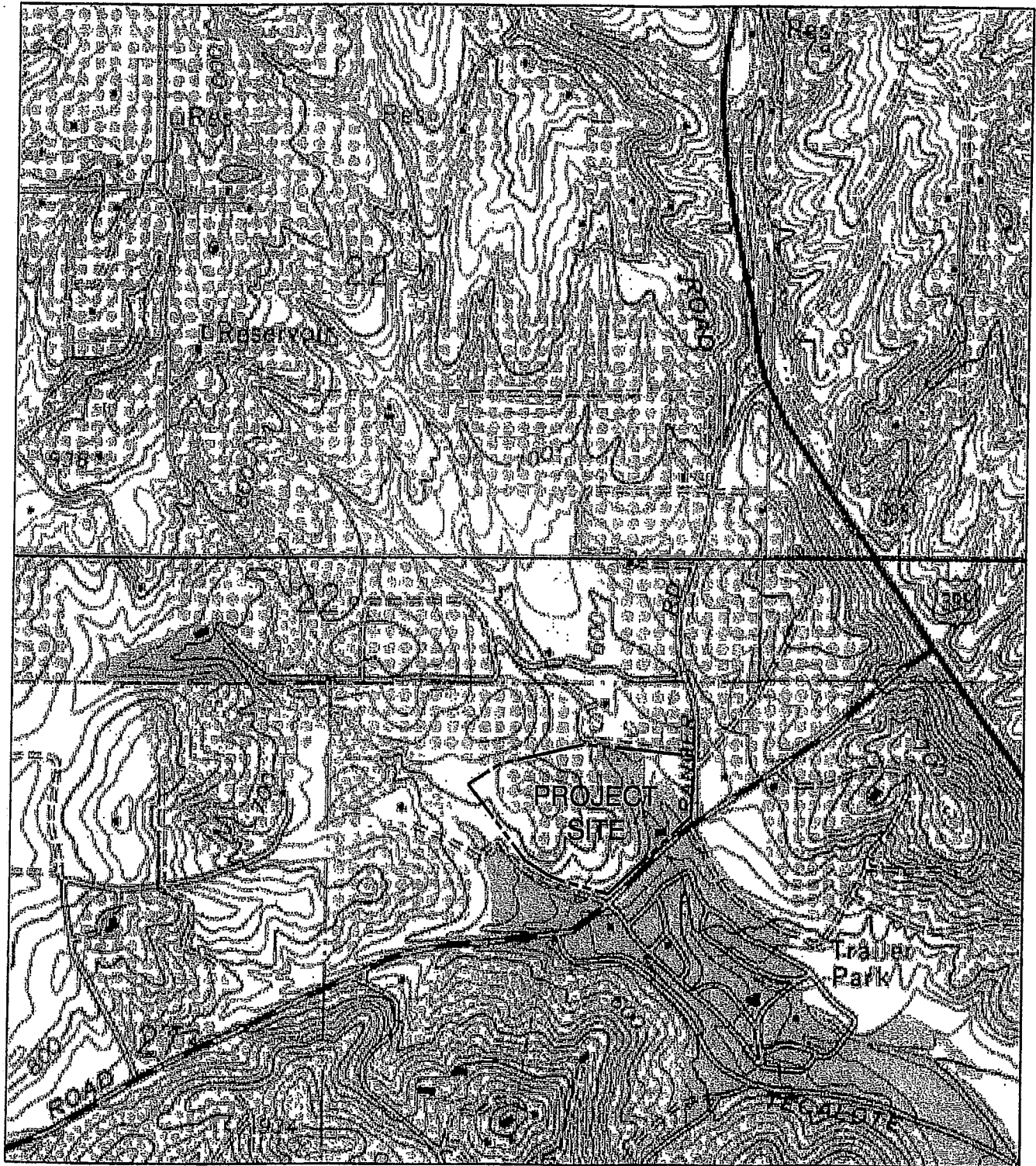
Will the project contain any unique elements, such as industrial machinery, generators, exterior heavy work areas, outdoor speakers, heavy equipment operation that could generate substantial noise that could be heard outside the project? (Do not include common noise sources associated with all projects such as construction and traffic.)

3. ☐ ☐ ☐

Will the project involve the storage of dangerous materials (for example liquefied petroleum)? If yes, what safety measures have been taken (*Use additional sheets if necessary*):

# FALLBROOK OAKS

COUNTY OF SAN DIEGO, CALIFORNIA



SOURCE: BONSALL USGS QUADRANGLE



**Lundstrom**  
+associates  
| PLANNING | CIVIL ENGINEERING | LAND SURVEYING |  
1704 San Diego Avenue, Suite 200, San Diego, CA 92110  
Tel: 619.841.8900 Fax: 619.841.0910 www.lundstrom.co  
196-01 DECEMBER 20, 2004



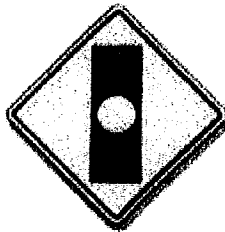
# **APPENDIX E**

**Evidence of Parking Waiver and Trail  
Design Acceptance by Appropriate County  
Staff**

**Leo Stezano**

**From:** Strayer, Danielle [Danielle.Strayer@sdcounty.ca.gov]  
**Sent:** Tuesday, October 02, 2007 9:38 AM  
**To:** Leo Stezano  
**Cc:** Rubio-Lopez, Maria  
**Subject:** County of San Diego - Traffic Advisory Committee - Update

**San Diego County Traffic Advisory Committee**



**Committee Secretary**  
5469 Kearny Villa Road #201, M.S. 0-338  
San Diego, California 92123-1159  
(858) 874-4030

Represented Agencies:  
Automobile Club of Southern  
California  
California Department of  
Transportation  
California Highway Patrol  
Independent Insurance Agents  
& Brokers of San Diego  
San Diego County Bicycle Coast  
San Diego County Department  
Public Works  
San Diego County Office of Education  
San Diego County Safety Center  
San Diego County  
Transit Department

October 1, 2007

Leo Stezano  
Keystone Communities  
LeoS@keystonecommunities.org

**TAC 7-20-07 Item 5-A1**

Dear Mr. Stezano:

On September 19, 2007 the Board of Supervisors considered a request to establish a parking prohibition on the north side of Reche Road from the east line of Valley Oaks Boulevard West easterly to Ranger Road. After considering the request, the Board directed the proposed parking prohibition be established.

Please ensure the necessary signage enacting the parking prohibition is installed in conjunction with the appropriate phase of the project. Also, please notify us of the signs' installation date to ensure inclusion in the County's Database System for maintenance purposes.

If you have any questions, please contact Maria Rubio-Lopez at (858) 874-4030.

Sincerely,

**THOMAS R. PARRY, Secretary**  
San Diego County Traffic Advisory Committee

10/3/2007

# **APPENDIX F**

- **Trail Design Acceptance by  
Appropriate County Staff**

**Leo Stezano**

---

**From:** Mark Rael  
**Sent:** Tuesday, August 14, 2007 1:58 PM  
**To:** Leo Stezano  
**Subject:** FW: TM 5449

---

**From:** Vancio, Maryanne [mailto:Maryanne.Vancio@sdcounty.ca.gov]  
**Sent:** Monday, June 25, 2007 4:42 PM  
**To:** Moriarty, Jerry  
**Cc:** Mark Rael  
**Subject:** TM 5449

Jerry:

I received and reviewed a copy of TM #5449/Preliminary Grading Plans dated (i.e. received by DPLU) February 26, 2007 from Mark Rael, Keystone Communities. The plans show a pathway along Reche Road which is acceptable. The pathway shall be 10' wide, clear and unobstructed by above ground utilities.

*Happy and safe trails,*

Maryanne Vancio, County Trails Program Coordinator  
County of San Diego Department of Parks and Recreation  
Resource Management Division  
9150 Chesapeake Drive  
Suite 200, Mail Stop O-29  
San Diego, CA 92123  
Office: 858-966-1372  
Fax: 858-495-5841  
Cell: 858-699-8085  
[maryanne.vancio@sdcounty.ca.gov](mailto:maryanne.vancio@sdcounty.ca.gov)  
[www.sdparks.org](http://www.sdparks.org)  
*Where having fun is natural.*

8/16/2007

# **APPENDIX G**

- **Design Exception Letter (DPW) – Request for modification to road standards and modification to project conditions**
- **Letter from MWD approving Tentative Map Design**



# County of San Diego

JOHN L. SNYDER  
DIRECTOR

## DEPARTMENT OF PUBLIC WORKS

5201 RUFFIN ROAD, SUITE D  
SAN DIEGO, CALIFORNIA 92123-4310  
(858) 694-2055 FAX: (858) 694-8928  
Web Site: [sdcdpw.org](http://sdcdpw.org)

RICHARD E. CROMPTON  
ASSISTANT DIRECTOR

September 30, 2008

Cabrillo Medical, LLC  
Mark Rael  
1010 University Ave. #372  
San Diego, CA 92103

### REQUEST FOR MODIFICATION TO A ROAD STANDARD AND/OR MODIFICATION TO PROJECT CONDITIONS - TM 5449

Dear Mr. Rael:

Department of Public Works (DPW) received your application for Modification to Road Standard dated August 13, 2008, submitted to DPLU on August 18, 2008. The request is for modification along the following public roads:

1. Ranger Road:  
Eliminate curb, gutter, and sidewalk along Westside of the road.
2. Valley Oaks Boulevard West:  
Eliminate curb, gutter, and sidewalk along the project frontage.
3. Reche Road
  - a. Eliminate curb, gutter, and sidewalk.
  - b. Allow 10 foot trail/pathway be within the currently-required right-of-way width.
  - c. Allow dry utilities to be located under or behind the 10 foot DG trail.
  - d. Allow 8 foot bike/emergency parking lane.
  - e. Eliminate off-site taper.
  - f. Eliminate the replacement of the existing culvert.

DPW is able to support your request for modification exception to the above mentioned requests.

1. Ranger Road:  
The installation of curb, gutter, and sidewalk along Westside of the road would be spot improvements and the engineer certifies that: "Adequate drainage can be accommodated without a curb"; therefore, curb, gutter, and sidewalk requirements will be waived.

2. Valley Oaks Boulevard West:

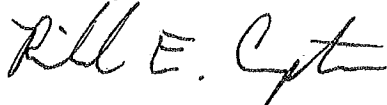
The project includes a Rezone and General Plan Amendment; the project proposed zoning (A 70) and General Plan designation (1) would not require Valley Oaks Boulevard West to be public. Therefore, curb, gutter, and sidewalks will not be required.

3. Reche Road:

- a. The engineer certifies that: "Adequate drainage can be accommodated without a curb." In addition, the existing rural character of the community will not be maintained. Concrete sidewalk will not be consistent with the nature of the existing neighborhood. Therefore, curb, gutter, and sidewalk requirements will be waived.
- b. The road classification is Rural Collector and the placement of the DG pathway within the right-of-way will not impact the ultimate improvement of the road. Therefore, 10 foot trail/pathway can be placed within the currently-required right-of-way width.
- c. The dry utilities shall be located under or behind the 10 foot DG pathway.
- d. There is a bike route "Share the Road Corridor" on the Bike Master Plan from Old Highway 395 easterly to Gird Road. In addition, the project has approved parking prohibition along Reche Road/project frontage. Therefore, 8 foot bike route/emergency parking ~~shoulder~~ <sup>CANE</sup> is acceptable.
- e. Bill Darnell rational: "Off-site taper would impact off-site property and would require acquisition of additional off-site easement. It would cause excessive fills, which will impact existing off-site 72" CMP culvert and a small finger canyon." Therefore, off-site taper requirements will be waived.
- f. The original submittal for the project condition modification concludes the conclusion that the existing culverts had over 150 years of service life remaining and there is no need to replace them based on service life. Therefore, the requirement to replace of the existing culvert will be waived.

If you have any questions or need additional information related to this request, please contact Nael Areigat, Project Manager at (858) 495-5747.

Sincerely,



RICHARD E. CROMPTON, Assistant Director  
Department of Public Works

REC:NA:yl

cc: Mark Slovick – DPLU planner

RECEIVED

JUL 30 2008

PROJECT ISSUE RESOLUTION CONFERENCE RESULTS

KEYSTONE

CONFERENCE DATE: JULY 24, 2008  
PROJECT: FALLBROOK OAKS; GPA 05-006, REZ 05-015, STP 07-009, TM 5449, ER 05-02-029, KIVA 05-0037251  
APPLICANT POINT OF CONTACT: MARK RAEI  
PROJECT ISSUE RESOLUTION PANEL:  
GLENN RUSSELL, INTERIM DEPUTY DIRECTOR DPLU  
TROY BANKSTON, LUEG PROGRAM MANAGER, DPW  
PROJECT STAFF: CHRISTINE STEVENSON, DPLU  
NAEL AREIGAT, DPW

---

**ISSUE:** On May 12, 2008, the applicant submitted requests for three exceptions to County road standards:

1. Eliminate curb, gutter and sidewalks (Ranger Road, Valley Oaks Boulevard West)
2. Allow intersection to deviate from 90 degree angle (Reche Road and Valley Oaks Boulevard West)
3. Eliminate curb, gutter and sidewalks (Reche Road), allow 10' trail behind curb, allow dry utilities to be located under bike lane, allow for extension of existing storm drains under Reche Road, eliminate offsite taper.

In a June 30, 2008 letter, DPW requested additional information to determine whether to support the exception requests. The applicant's Project Issue Resolution Request Form includes responses to the DPW letter. The applicant requests that the additional information be reviewed and that the County support their requests for design exceptions.

**RESOLUTION:**

1. Ranger Road – DPW to review additional information from applicant before making determination about curb, gutter and sidewalks. DPW to evaluate and make determination.

Valley Oaks Boulevard West – Since project includes a Rezone and General Plan Amendment, the proposed zoning (A70) and General Plan designation (1)



would not require this road to be public. Therefore, curb, gutter and sidewalks would not be required on a private road. County to discuss with the North County FPD to ensure they understand that Valley Oaks Boulevard West will be a private road. The County requires an updated FPD letter acknowledging that private road standards apply.

2. Since Valley Oaks Boulevard West will be a private road, a 200-foot radius and 10-foot parkway will be required. The proposed project design complies with this requirement.
3. Reche Road, curb, gutter and sidewalks. Applicant to provide additional information, as requested in DPW's June 30, 2008 letter. DPW to evaluate and make determination.

Reche Road, Trail behind curb. Applicant must formally request that the 10-foot trail/pathway be within the right of way. Applicant must provide rationale to support request. Discuss how construction of the trail/pathway outside of the right of way would impact RPO wetlands, and all other reasons why the County should agree to support the request. DPW to evaluate and make determination.

Reche Road, Utilities and bike lane. DPW confirmed that utilities may be installed under the bike lane.

Reche Road, storm drains. Applicant to provide information to DPW regarding the need to replace the existing storm drains. DPW to evaluate and make determination.

Reche Road, offsite taper. Applicant to provide a striping plan for review by DPW Traffic Engineer. DPW to evaluate and make determination.

**RATIONALE:** DPW staff did not have the opportunity to review the recently submitted additional information provide with the Issue Resolution Request. The panel directed the applicant to provide further information listed above for DPW review and determination. The Panel reminded the applicant that if they do not concur with the final determination, they should request another Issue Resolution meeting to resolve.

**RECOMMENDED DPLU/DPW PROCEDURAL CHANGES:** None

**LIMITATIONS:** The decisions resulting from this Issue Resolution Conference are not binding on any County decision-making body including the Directors of DPLU/DPW. The decisions do not limit, or convey any additional appeal rights. These decisions are

not to be considered precedent setting because they take into consideration project specific facts and have not been affirmed by either the Director of the associated department or any County Decision-Making body.

Attachment: DPLU/DPW Project Issue Resolution Form and Backup Information

cc: ✓ Mark Rael, Keystone Communities, Inc., 2535 Kettner Blvd. Suite 2A4, San Diego, CA 92101  
Guy Winton III, Winton Engineering, 340 16th Street, Suite 200, San Diego, CA 92101-7606  
Joel Morrison, 1927 Frankfort Street, Suite A, San Diego, CA 92110  
Glenn Russell, Interim Deputy Director, DPLU, M.S. O650  
Troy Bankston, LUEG Program MANAGER, DPW, M.S. O336  
Rich Grunow, Land Use/Environmental Planning Manager  
Mark Slovick, Land Use/Environmental Planner, DPLU, M.S. O650  
Nael Areigat, Project Manager, DPW, M.S. O336



# County of San Diego

JOHN L. SNYDER  
DIRECTOR

## DEPARTMENT OF PUBLIC WORKS

5201 RUFFIN ROAD, SUITE D  
SAN DIEGO, CALIFORNIA 92123-4310  
(858) 694-2056 FAX: (858) 694-8928  
Web Site: [sdcdpw.org](http://sdcdpw.org)

RICHARD E. CROMPTON  
ASSISTANT DIRECTOR

June 30, 2008

Cabrillo Medical, LLC  
Attn: Mark Rael  
1010 University Ave. #372  
San Diego, CA 92103

### REQUEST FOR EXCEPTION TO A ROAD STANDARD AND/OR MODIFICATION TO PROJECT CONDITIONS – TM 5449

Dear Mr. Rael;

Department of Public Works (DPW) has reviewed design modification requests dated March 20, 2008 and submitted to DPLU on May 12, 2008 for:

#### **RANGER ROAD and VALLEY OAKS BOULEVARD WEST**

Eliminate curb, gutter and sidewalk along Ranger Road and Valley Oaks Boulevard West. Our comments as follows:

1. Verification should be provided that adequate drainage can be accommodated without the curb.
2. Pathway/improvements to accommodate pedestrians along side the roadway should be provided.

#### **INTERSECTION OF VALLEY OAKS BOULEVARD WEST WITH RECHE ROAD**

Allow intersection of Valley Oaks Blvd West with Reche Road to deviate from 90° degree angle. Our comments as follows:

1. The public road standards state that "the centerlines of intersecting roads shall be nearly a right angle as possible, but in no case less than 70 degrees or more than 110 degrees."
2. The hardships, costs and/or constraints that preclude the construction of the intersection at 90 degrees are not discussed/provided in the design modification requests. Hardships for the proposed deviation from a right angle should be provided.

3. The amount of deviation from a right angle that is proposed should be specified. Efforts should be made to minimize any proposed deviation.

**RECHE ROAD**

Eliminate curb, gutter and sidewalk along Reche Road and allow 10 foot trail immediately behind curb. Allow dry utilities to be located underground a long 7 foot bike lane. Allow for extension of existing storm drains under Reche Road and eliminate offsite taper. Our comments as follows:

3. Verification should be provided that adequate drainage can be accommodated without the curb.
4. Pathway/improvements to accommodate pedestrians along side the roadway should be provided.
5. Conceptual improvement plans should be provided for the frontage improvements and proposed bike trail. The bike trail must be constructed according to Caltrans specifications. If it is intended to accommodate two-way bicycle traffic a 7 foot width will be too narrow.
6. The modification request should identify whether or not existing right-of-way exists to construct the off-site taper or if right-of-way would need to be acquired. If right-of-way does not need to be acquired, then the off-site taper should be provided. If right-of-way does need to be acquired, then it should be identified as a hardship. Efforts should be made to acquire the right-of-way and an evaluation of the hardship should be made.
7. The storm drain culverts should be upgrade to the current standard. Geo Soils, Inc only tested the culverts for corrosion due to corrosive soils. Please address the following in the Geo Soils report: analyze bed load; what is the culvert carrying beside water during runoff, if the off-site flow contains sand, gravel and rocks, the service life will be significantly reduced; analyze the velocity of sand, gravel and rocks flows through the culvert.

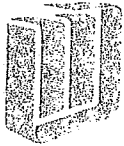
If you have any questions or need additional information related to this request, please contact Susan Hoang at (858) 505-6327.



Nael Areigat  
Project Manager

NA: SH

cc: TM 5449 File  
Christine Stevenson, DPLU (O650)  
Bob Goralka/Nick Ortiz (O334)



**MWD**

METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA

**COPY**

**RECEIVED**

**JUN 16 2008**

**KEYSTONE**

**RECEIVED**

**JUN 16 2008**

**KEYSTONE**

*Executive Office*

MWD San Diego Pipeline No. 3  
Sta. 2005+00 to 2019+00  
Substr. Job No. 2029-05-006

June 9, 2008

Mr. Mark Rael, P.E.  
Vice President, Forward Planning  
Keystone Communities  
No. 372  
1010 University Avenue  
San Diego, CA 92103

Dear Mr. Rael:

Fallbrook Oaks – Tentative Tract Map 5449

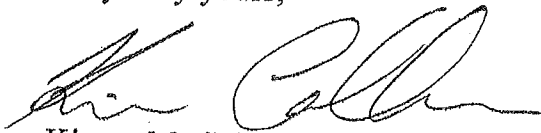
Thank you for your email dated June 5, 2008, requesting Metropolitan's approval for the proposed division and development of Tentative Tract Map 5449 located at the northwest corner of Reche Road and Ranger Road in San Diego County.

Provided all of Metropolitan's final engineering requirements, as stated in our letter dated April 30, 2008 (copy enclosed), are incorporated into the final tract map and final engineering plans for the project, and prints of the final tract map and final engineering plans are submitted for our review and written approval, when available, the division and development of the property in the manner set forth on Tentative Tract Map 5449 will not unreasonably interfere with Metropolitan's facilities and right-of-way.

Mr. Mark Rael  
Page 2  
June 9, 2008

For any further correspondence with Metropolitan relating to this project, please make reference to the Substructures Job Number located in the upper right-hand corner of this letter. Should you require any additional information, please contact Shoreh Zareh at (213) 217-6534.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Kieran Callanan', written over a horizontal line.

Kieran M. Callanan, P.E.  
Manager, Substructures Team

SZ/ly  
DOC 2029-05-006-4

Enclosure

# **APPENDIX H**

- **Lot Area Averaging Request and proof of approval by DPLU/County Counsel**



## APPLICATION DEPOSIT ACKNOWLEDGEMENT AND AGREEMENT

### INTRODUCTION

It is the policy of the County of San Diego to recover from applicants for land development approvals the full cost of processing such applications. (See Board of Supervisors' Policy B-29.) An advance deposit is required for certain applications, in an amount as set by ordinance, based upon average costs as past experience demonstrates. This initial deposit amount is **only an estimate** of the amount which will be required to process an application of a particular type; for an individual case, the actual cost may be substantially less or more than the initial deposit amount.

As work proceeds on an application, actual County costs will be recorded. When actual County costs reach approximately 75% of the initial deposit amount, the case will be reviewed and a determination will be made whether additional funds are required to cover anticipated future County costs. (County work normally will be proceeding while such review is being conducted, and in some cases, the amount of resulting County costs may then exceed the amount on deposit, resulting in a deficit account.) On applications, if anticipated or actual County costs exceed the amount of the initial deposit, the applicant is required to pay the additional amount necessary to cover such costs. When a case is completed, any unused amount on deposit will be refunded.

It may become necessary for the County to engage the services of an outside contractor to assist with processing an application. Costs for such services are considered County costs, and are to be paid by the applicant as with the above.

### AGREEMENT

The person named below as "Depositor" is herewith depositing, or has previously deposited with the County of San Diego the sum of \$ 0 for processing the following application being filed with the County:  
LOT AREA AVERAGING APPLICATION (AS APPROVED BY

Said deposit is made on behalf of the person, corporation or partnership named below as the "Applicant". With reference to said application to said application and deposit, Depositor and Applicant hereby acknowledge and agree as follows: DPLU - SEE CHRISTINE STEVENS E MAIL APRIL 6, 2008

1. Said deposit shall be held by the County in an account under the name of Applicant, and Applicant shall be considered as the owner of all funds in said account, and Depositor (if different from Applicant) releases any interest in said funds. Except as provided below, any funds remaining in said account at the completion of work on said application shall be refunded to the Applicant at the address below.
2. All costs incurred by the County in processing said application, including overhead, whether within or over the amount of said deposit, shall be paid by Applicant. This is Applicant's personal obligation and shall not be affected by sale or transfer of the property subject to the application, changes in Applicant's business organization, or any other reason. County is authorized to deduct such costs from said deposit at such times and in such amounts as County determines. If the Applicant withdraws an application not involving a violation of a County ordinance, County will cease work thereon within one day.
3. "Costs incurred by the County" under paragraph 2 include costs for the services of an outside contractor, where the County determines to use contract services.
4. In the event that County determines that said deposit must be increased by additional sums in order to cover work anticipated to be necessary to complete processing of said application, County may make a written demand for such increased deposit and mail the same to Applicant at the address below. Applicant will deposit with County such additional sums demanded within thirty days of the date of County's request.

 DPLU-126 (07/03)







**APPLICANT'S STATEMENT OF DISCLOSURE OF CERTAIN OWNERSHIP  
INTERESTS ON APPLICATION FOR LAND USE AMENDMENTS  
AND PERMITS PURSUANT TO ORDINANCE NO. 4544 (N.S.)**

The ordinance requires that the following information must be disclosed at the time of filing of this discretionary permit.

- A. List the names of all persons having an *interest* in the application.

CABRILLO MEDICAL, LLC

List the names of all persons having any *ownership interest* in the property involved.

CABRILLO MEDICAL, LLC

- B. If any person identified pursuant to (A) above is a corporation or partnership, list the names of all individuals owning more than 10% of the shares in the corporation or owning any partnership interest in the partnership.

ROSETTA FAMILY INVESTMENTS, LLC (100% OWNERSHIP OF CABRILLO MEDICAL, LLC)

STEVE ROSETTA (MANAGING PARTNER - ROSETTA FAMILY INVESTMENTS, LLC)

THE ROSETTA FAMILY TRUST (MEMBER OF ROSETTA FAMILY INVESTMENTS, LLC)

- C. If any person identified pursuant to (A) above is a non-profit organization or a trust, list the names of any persons serving as director of the non-profit organization or as trustee or beneficiary or trustor of the trust.

STEVE ROSETTA - TRUSTEE OF ROSETTA FAMILY TRUST

JACKIE ROSETTA - TRUSTEE OF ROSETTA FAMILY TRUST

**NOTE:** Section 1127 of The Zoning Ordinance defines Person as: "Any individual, firm, copartnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver syndicate, this and any other county, city and county, city, municipality, district or other political subdivision, or any other group or combination acting as a unit."

**NOTE:** Attach additional pages if necessary.

[Signature]

Signature of Applicant

OCTOBER 13, 2008

Date



DPLU-305 (04/03)



## SUPPLEMENTAL APPLICATION FORM

Type of permit requested:  
(check all that apply)

- ☐ Major Use Permit  
☐ Minor Use Permit  
☒ Administrative Permit  
☐ Site Plan

- ☐ Modification  
☐ Minor/Administrative Deviation  
☐ Time Extension

Waivers or exceptions (e.g., height or setbacks with Major Use Permit) associated with the application:

ADMINISTRATIVE APPROVAL FOR LOT SIZE AVERAGING  
AS SUPPORTED BY DPLU AND COUNTY COUNSEL (SEE  
STEVENSON CORRESPONDENCE (ATTACHED) DATED APRIL 8, 2008  
AND IN ACCORDANCE WITH LOT SUMMARY TABLE - TM 1549  
Description of Proposed Use

Describe in detail the use/projects in terms of purpose, capacities, operating characteristics, access-parking arrangement, service radius and any other relevant data. Attach additional sheets.

SEE CHRISTINE STEVENSON LETTER APRIL 8, 2008.  
(ATTACHED).



DPLU-346S (01/05)



Leo Stezano &lt;enrlihn@gmail.com&gt;

---

**Tm 5449 - Lot Area Averaging**

---

Slovick, Mark &lt;Mark.Slovick@sdcounty.ca.gov&gt;

Wed, Oct 15, 2008 at 3:01 PM

To: enrlihn@gmail.com

Cc: markr@villagehomes.biz, "Grunow, Richard" &lt;Richard.Grunow@sdcounty.ca.gov&gt;

Hi Leo,

The forms you need to complete are as follows:

126

305

346S

Please bring a copy of this email with you when you come to the zoning counter to submit and remember that you have to have an appointment to submit an application. Please let me know if you have any other questions or concerns.

Thanks,

Mark

---

**From:** enrlihn [mailto:[enrlihn@gmail.com](mailto:enrlihn@gmail.com)]**Sent:** Tuesday, October 14, 2008 2:13 PM**To:** Slovic, Mark**Subject:** Tm 5449 - Lot Area Averaging

[Quoted text hidden]

# SPECIAL HANDLING INSTRUCTIONS

Date: 9/22/08

Map/Permit Number: TM 8449 ; Fallbrook Oaks  
(Use correct permit hierarchy)

To: Zoning Counter

From: Mark Slouch, County DPLU Project Manager

I authorize:

☒ Incomplete submittal - Waiver of only the following requirements of the scoping/iteration letter:  
deposits for AD - Lot Size Averaging Application

☐ Waiver of AEIS

☒ Change of deposit requirement from \$8,377 to \$ Ø (Account #: 05-0037251)

☐ Change in number of copies of \_\_\_\_\_ (document/map/plot plan)  
from \_\_\_\_\_ to \_\_\_\_\_

☐ Other \_\_\_\_\_

Reason for the above authorization:

deposit account is sufficient to process application. Additional  
funds will be requested at a later date if required.

Distribution Instructions:

☒ Normal Distribution

☐ Other: \_\_\_\_\_

KIVA instructions:

Task Needed \_\_\_\_\_

Project Iteration (if applicable) \_\_\_\_\_

Signature of authorizing Project Manager: Mark Slouch

Please accept all other submittal requirements listed on scoping/iteration letter.

**PLEASE NOTE:** This form is solely for the use of County DPLU staff and is not for the applicant or general public. The waiver on this form is tentative. The applicant may be required to submit additional fees for deposits, environmental and other documentation if it is subsequently determined that the waived information is required.



**Leo Stezano**

---

**From:** Stevenson, Christine [Christine.Stevenson@sdcounty.ca.gov]  
**Sent:** Tuesday, April 08, 2008 1:08 PM  
**To:** Leo Stezano; Mark Rael; GuyW; joel@morrisonengineering.com  
**Cc:** Grunow, Richard; Areigat, Nael; Stevenson, Christine  
**Subject:** Fallbrook Oaks Lot Averaging

Good Afternoon:

Per this morning's meeting, DPLU would support lot area averaging as long as the project could make the Zoning Ordinance findings and meet General Plan requirements. You have provided findings of support for Zoning Ordinance. Note that all interior lots that are less than 1.0 acre net acreage must be at least 1.0 acres gross so that you meet General Plan requirements.

Looking at the RPL2 map, the only lots that could be proposed at less than 1.0 acre net are the following: 2, 6, 7, 8, 12, and 13. All of the other lots have at least one lot line on the perimeter of the proposed subdivision.

If you have further questions, please let me know.

Chris Stevenson

10/14/2008

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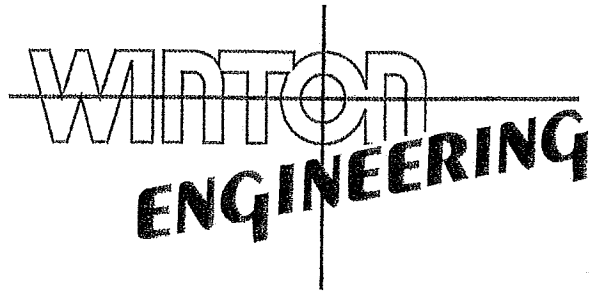
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## LOTGING SUMMARY

LOT NO.	GROSS AREA		NET AREA	
	SQUARE FEET	ACRES	SQUARE FEET	ACRES
1	64,599	1.5	43,593	1.0
2	43,569	1.0	40,258	0.9
3	60,430	1.4	59,416	1.4
4	124,089	2.8	121,569	2.8
5	143,835	3.3	141,354	3.2
6	44,747	1.0	41,821	1.0
7	43,820	1.0	41,464	1.0
8	43,565	1.0	40,140	0.9
9	45,205	1.0	43,572	1.0
10	44,527	1.0	43,575	1.0
11	49,767	1.1	43,601	1.0
12	43,560	1.0	40,861	0.9
13	43,568	1.0	41,544	1.0
14	60,809	1.4	44,214	1.0
15	50,463	1.2	43,596	1.0
16	51,987	1.2	51,987	1.2
17	80,170	1.8	80,170	1.8
18	43,605	1.0	43,605	1.0
19	56,018	1.3	43,892	1.0
RANGER/RECHE	47,300	1.1	-	-
TOTAL	1,185,653	27.2	1,050,274	24.1
				55,278 SF (1.3 ACRES)/LOT



Inc.

March 28, 2008

Christine Stevenson, Project Manager  
Regulatory Planning Division  
Department of Planning and Land Use  
County of San Diego  
5201 Ruffin Road, Suite B  
San Diego, CA 92123

Re: Lot Area Averaging

GPA 05-006, REZ 05-015, STP 07-009, TM 5449, Fallbrook Oaks

This is a request for approval of an Administrative Permit for Lot Area Averaging in conformance with Section 4230 of the Zoning Ordinance, to permit 1.27 acre average net lot sizes.

#### **Introduction and Background**

Given the totality of the site conditions which guide the site development (and speaking from this point in time), Lot Area Averaging should have been a part of the initial project application. We have been unable to locate any discussion of net/gross lot area issues for the TM in previous County correspondence.

In brief overview, the project currently proposes GPA 05-006 to "downzone" a 5.2 acre portion from General Commercial to (2) Rural residential designation, and a Rezone 05-015 to "downzone" that portion from C-36 to A-70. As well, the 22 acre portion is proposed to be changed from (6) Rural residential to (2) Rural residential, with A-70 zoning unchanged. These proposed changes decrease the development density and intensity. The proposed (2) Rural residential designation is consistent with the Draft General Plan 2020 Land Use Designation of the site as a Semi-Rural Rural residential 1 (SR-1, 2, 4) development.

In the absence of a rural residential project such as the proposed Fallbrook Oaks, the existing Land Use Designations allow up to 7.3 dwelling units per acre and a commercial development. The 7.3 dwelling unit per acre density could potentially achieve 160 rural residential units within the rural residential area of the property. A Rezone would be necessary, as the A-70 zone would otherwise limit the density to one dwelling unit per acre, or 22 rural residential units (plus commercial project).

**CIVIL ENGINEERING, LAND SURVEYING, PLANNING, FORENSIC ENGINEERING  
340 16<sup>th</sup> Street, Suite 200, San Diego CA 92101-7606, (619) 696-8955 FAX 696-8959**



Page 2  
March 28, 2008  
Christine Stevenson, Project Manager  
Re: Lot Area Averaging

The proposed Land Use Designation of (2) residential over the entire property would allow one dwelling unit per acre, resulting in a maximum of 27 rural residential units.

It is within this context that this Fallbrook Oaks project is reasonably proposed as 19 rural residential lots, with an average net lot size of 1.27 acres.

The TM will be resubmitted with minor revisions to create 1 net acre minimum lots around the periphery of the project.

The project lots as currently shown are a minimum of 1 gross acre, and the minor TM revisions will maintain the minimum 1 gross acre lot sizes of all lots.

### **Justifications**

[4230 a.]

The Fallbrook Oaks project as proposed conforms with the Purpose and Intent of Section 4230, in that the lots and lot locations relate to the topography, with larger lots and open space located in steep areas and in other environmentally constrained areas. The proposed lot area averaging is not being used for the disallowed purposes listed in the Purpose and Intent.

[4230 b.1.]

The size, design, grading, and location of the proposed lots will be compatible with, and will not adversely affect or be materially detrimental to adjacent uses, residents, buildings, structures, or natural resources because:

The lots will average 1.27 net acres in a 1 ac zone, and the smaller lots will be reasonably close to 1 acre net size (eg, not  $\frac{1}{2}$  or  $\frac{3}{4}$  acre net lots), and no lot will be less than 1 gross acre in size.

The project is a low density rural residential development that allows very light agricultural uses, and will conform to the general rural agricultural appearance. Oaks will be incorporated into the final landscaping design of the manufactured slope areas to match existing.

The project is sensitive to the natural terrain and preserves and maintains a significant area that includes the existing Oak Woodland area and the ephemeral drainage course and wetland area onsite. Project development is proposed only within the disturbed areas.

The lots are located within the most-accessible, most-developable, and/or most-disturbed portions of the property.

[4230 b.1.i.]

There will not be a harmful effect upon desirable neighborhood character, because all lots in the project which adjoin neighboring properties will be at least 1 net acres, all the lots will be large lots configured to be useable for rural residential and light agricultural uses, consistent with the neighborhood. The proposed single family dwellings are typical and consistent with lot coverage for rural residential neighborhoods, and the project is consistent with the Draft General Plan 2020.

[4230 b.1.ii.]

The minor deviations in lot sizes will not be harmful to desirable neighborhood character, nor perceptible to adjoining viewers, because all lots in the project which adjoin neighboring properties will be at least 1 net acres, all the lots will be large lots with a minimum 1 gross acre lot size, lots are configured to be useable for rural residential and light agricultural uses, all of which is consistent with rural neighborhoods. The proposed single family dwellings are typical and consistent with lot coverage for rural residential neighborhoods.

[4230 b.1.iii.]

The site is suitable for the low-intensity rural residential and light agricultural uses in conformance with the Fallbrook Community Plan, the General Plan, and Draft General Plan 2020, as illustrated on the project Site Plan.

[4230.1.iv.]

The proposed project has no identifiable harmful effect on environmental quality. Lot averaging facilitates minimal grading of the natural terrain and the preservation of the existing Oak Woodland area and the ephemeral drainage course and wetland area onsite. Lot Averaging facilitates development activities within the disturbed areas.

[4230.1.v.]

With Lot Averaging, the proposed project is less dense, less intense, and has fewer impacts on the community than allowed by the current General Plan designations and commercial zoning.

[4230.2]

The use and development of the property complies with all conditions that may be imposed by the Lot Averaging Permit, as all lots in the project which adjoin neighboring properties will be at least 1 net acres, per the A-70 lot area designator. Development shall be carried out in conformance with the approved project Site Plan.

[4230.3]

The proposed number of lots, 19, is less than the 27 lots allowable by dividing the parcel area by the minimum lot area of the A-70 lot area designator.

[4230.4]

The County, or a public agency, will be a party to, and entitled to enforce, open space easements for the preservation of steep natural slopes, environmentally sensitive areas, wildlife habitat, and archeological and historical resources, as identified in the project EIR.

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March 28, 2008  
Christine Stevenson, Project Manager  
Re: Lot Area Averaging

[4230.5]

The proposed subdivision and the total number and location of the proposed lots is consistent with the San Diego County General Plan, and Draft General Plan 2020, pursuant to GPA 05-006 to change a 5.2 acre portion from General Commercial to (2) Rural residential designation, and REZ 05-015 to change that portion from C-36 to A-70, and change the 22 acre portion from (6) Residential to (2) Residential.



Very truly yours,

Guy W. Winton III, PE, PLS  
President  
GWW/wg

